

CITY PLANNING COMMISSION  
Austin, Texas  
Regular Meeting -- October 9, 1979

The regular meeting of the City Planning Commission was called to order at 5:50 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman  
Leo Danze  
Freddie Dixon  
Mary Ethel Schechter  
Sally Shipman  
Bill Stoll  
Jim Vier  
Sid Jagger

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervising Planner  
Walt Darbyshire, Planner III  
John Cykoski, Planner  
Charles Graves, Director of Engineering  
Joe Lucas, Water and Wastewater  
Sheila Finneran, Legal Department  
Ouida Glass, Senior Secretary

Absent

Bernard Snyder

ZONING

C14-78-207      Raymond Mitchell: Site Plan Review  
                  (by Gary Brown)  
                  9700-9808 F.M. 620

Mr. Lillie explained this item is to consider a site plan which was part of an earlier zoning case. The site plan was required because the application was included in the area of the U.S. 183 study.

PERSONS APPEARING

Gary Brown, applicant

COMMISSION ACTION

Gary Brown discussed the proposed site plan and agreed that signs would not be placed higher than the top of buildings. Mrs. Shipman discussed this having been requested by the neighborhood. There also was discussion of the trees. The applicant discussed saving as many trees as possible and stated he would eliminate two parking spaces. Applicant agreed to install shrubbery along the east, or rear, property line rather than a fence as also had been requested by the neighborhood.

COMMISSION VOTE

Mrs. Shipman moved to grant "LR" Local Retail, that this be tied to the site plan, noting that applicant has agreed to have signs on 620 lower than the tops of the buildings so they cannot be seen by the neighborhood. Mr. Danze seconded the motion.

AYE:            Danze, Dixon, Guerrero, Schechter, Shipman, Vier.  
ABSENT:        Jagger, Snyder, Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

C14-78-064      Pecan Springs-University Hills Area Study  
                  (Report from Legal Department)

Mr. Lillie explained the Commission had requested a response from the Legal Department regarding implementation of the recommendations of this Study. Sheila Finneran of the Legal Department explained there would be problems if, by ordinance, special permits were required in connection with zoning in any given neighborhood. She discussed that requiring a special permit for all new development could be interpreted that this neighborhood should, somehow, be treated differently and stated there is nothing to show that this neighborhood is different from any other. Therefore, this requirement would not be a good thing to have in an ordinance.

Planning Commission--Austin, TX

October 9, 1979 3

C14-78-064 Pecan Springs (cont'd)

Bill Carson volunteered to tie any individual zoning request to a special permit. Mr. Lillie explained that the study would be kept in the Planning Department and all requests in the area would be flagged and a special permit required, if the Commission and Council agreed. There was discussion of Ed Bluestein Boulevard being declared a special area also. Mr. Lillie indicated the staff was preparing highway corridor studies similar to U.S. 183 and Ed Bluestein will be scheduled.

## COMMISSION VOTE

Mrs. Shipman moved a letter be sent to the representative neighborhood associations concerning what has happened regarding the area study, the legal opinion from the City staff, what the Planning Commission has requested of the Planning Department in this area be permanently flagged to require special permits on all individual zoning cases. Mr. Guerrero seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman.  
ABSENT: Jagger, Snyder, Stoll  
ABSTAIN: Vier

THE MOTION PASSED BY A VOTE OF 5-0-1.

C14p-79-037 Mrs. Kenneth R. Owens: Day-Care Center for a maximum of  
6304 Arnold Drive 32 children  
(Continued from October 3, 1979)

Mr. Lillie explained this item had been continued from October 3 in order to determine whether or not the driveway improvements might be reduced in accordance with the Commission's desire to reduce the number of children permitted at this location. The Urban Transportation Department has responded in the negative and explained that 12 children or less is the cut off for circular driveways.

## PERSONS APPEARING IN FAVOR

Ken Owens, applicant

## PERSONS APPEARING IN OPPOSITION

None

C14p-79-037 Mrs. Kenneth P. Owens (cont'd.)

COMMISSION ACTION

Mr. Guerrero expressed concern for the cost involved and the Commission's interest in increasing the number of children only by four. He also discussed the impact this would have on the residential neighborhood, as well as the traffic problems. Rev. Dixon discussed the application as requested becoming a commercial business in the neighborhood if the tenant should move to another location and continue the operation here. He was of the opinion that to allow more than 12 children would be an injustice to the applicant, to the children, and to the neighborhood.

COMMISSION VOTE

Rev. Dixon moved to deny the request for the special permit. Mr. Danze seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Vier.  
ABSENT: Jagger, Snyder, Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

78-018  
C20-79-009 Subdivision Ordinance  
Consider amending Chapter 41 of the Austin City Code, Subdivision Regulations, regarding low density standards for streets and drainage (Postponed from Sept. 11, 1979)

Mr. Lillie explained the Subdivision Task Force had requested this item to be postponed.

COMMISSION VOTE

Mrs. Schechter moved and Mr. Stoll seconded the motion to postpone the public hearing to consider amending Chapter 41 of the Austin City Code regarding low density standards for streets and drainage until Nov. 13.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Jagger, Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

Planning Commission--Austin, TX

October 9, 1979 5

C2-79-008      Roadway Plan  
Consider the Proposed Roadway Plan

Mr. Lillie explained the Planning Commission subcommittee and the Urban Transportation staff had been unable to meet. The item is now on the agenda to allow an opportunity to decide on a schedule. Joe Ternus, Director of Urban Transportation, stated most people felt the Roadway Plan is a good approach to recognizing various issues associated with roadway development and that it would improve circulation within the community. There was discussion of the issues raised by the public as well as the right-of-way for Exposition, Enfield, and Windsor Roads. Mr. Jagger stated that right-of-way scares people, hurts property values, and creates undue hardship. He suggested dealing with easements rather than right-of-way in these areas. Mrs. Shipman stated she would like to have the subcommittee meet with the staff of Urban Transportation Department to discuss these concerns. Mr. Stoll was added to the subcommittee and they are to meet at noon on Monday, October 15, 1979, in Mr. Lillie's office. Mr. Jagger urged the Urban Transportation Commission give specific recommendations on the issues that had been raised plus subcommittee recommendations.

NO ACTION TAKEN.

OTHER BUSINESS

- C10v-79-016      Street Vacation  
East West alley vacation  
Austin Tract 1, Block 25 between  
Rio Grande and Nueces Streets
- C10v-79-017      Street Vacation  
Excess right-of-way  
Northeast corner of Riverside Drive  
and Tinnen Ford Road
- C11-79-008      Transit and Transportation  
Determination of number of parking  
spaces for a proposed auto repair  
establishment at 1504 Stassney Lane
- C7a-79-010      Annexation  
Annexation of 8.57 acres out of  
Westward Ho Subdivision

Mr. Lillie explained that the above items could be considered on a consent motion and recommended each subject to Departmental requirements.

## OTHER BUSINESS (cont'd.)

## COMMISSION VOTE

Reverend Dixon moved and Mrs. Schechter seconded the motion to approve the items listed above in accordance with staff recommendations.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Vier.  
ABSENT: Jagger, Snyder, Stoll.

THE CONSENT MOTION PASSED BY A VOTE OF 6-0.

R200      1325 Study  
            Consider schedule for  
            Public Hearings and Notification

Mr. Lillie discussed the text and recommendations of the 1325 Study and how it relates to zoning along the 183 corridor. He suggested it be placed on the agenda the second Tuesday in November for formal consideration. He explained the report would be distributed to property owners, developers, and other jurisdictions located in the area for comment and review before the Planning Commission takes action. There was discussion of most of the property being acreage as opposed to subdivided tracts.

## COMMISSION VOTE

Rev. Dixon moved and Mrs. Shipman seconded the motion that the Planning Commission schedule a public hearing at 7 p.m., December 11, 1979, for the 1325 Study.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Stoll, Vier.  
ABSENT: Jagger, Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

Mr. Jagger recommended Industrial on 1325 as an alternative and have controlled type industrial development. Mr. Vier suggested the corridor be designated as a P.D.A. area. He also expressed concern for the one-year limit, suggesting perhaps two years with a right to request extension if needed, retaining the roll back provision. He suggested the two years with one-year extension also be included in the 183 study. Mr. Lillie indicated that if this was the interest of the Commission we would prepare the appropriate amendments to the text of the 1325 Study and to the 183 ordinance.

Planning Commission--Austin, TX

October 9, 1979 7

R200      Consideration of Report on Task I  
                  (Goals) of the Downtown Revitalization Process

Mr. Guerrero discussed the presentation he had made to the City Council regarding the Downtown Plan and some of the concerns of Councilman Cooke. He discussed the staff proceeding with Task I and the Council will give direction of how to proceed from there. Rev. Dixon stated that he did not feel the Planning Commission should be caught in a power play. He discussed input and participation in an ad hoc committee, but should remain mediator in the community. A worksession for November 20 was scheduled to discuss Task II. Messrs. Guerrero, Dixon and Jagger, and Mrs. Shipman were to meet with Councilman Lee Cooke on October 11.

NO ACTION TAKEN.

R141      Planning Commission Rules and Regulations  
                  Amendment to Planning Commission Rules  
                  and Regulations, Amended 1979

Mr. Lillie discussed the Commission having indicated a preference for recording attendance. The Legal Department does not have any problems except for the proper posting of agendas for the meetings. He explained a proposed amendment to the Rules and Regulations whereby the first meeting of the month could be recessed and continued to the next day, the attendance at either would count as being present.

COMMISSION VOTE

Mrs. Shipman moved to adopt the amendment to the Rules and Regulations of the Planning Commission as presented to the Commission with the corrections as agreed on. Rev. Dixon seconded the motion.

AYE:        Danze, Dixon, Guerrero, Schechter, Shipman, Vier.  
 ABSENT:    Jagger, Snyder, Stoll

THE MOTION PASSED BY A VOTE OF 6-0.

SUBDIVISIONS

PRELIMINARY SUBDIVISIONS

C8-79-83      Beecave Woods Section III-A  
                  Walsh Tarlton Drive

C8-79-85      Balcones Oaks Section 3  
                  Woodcrest Drive

## PRELIMINARY SUBDIVISIONS (cont'd)

## COMMISSION VOTE

Rev. Dixon moved and Mrs. Schechter seconded the motion to approve the preliminary plat of Beecave Woods Section III-A and the preliminary plat of Balcones Oaks Section 3 in accordance with staff recommendations.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Vier.  
ABSENT: Jagger, Snyder, Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

R105-79 Subdivision Memorandum  
Short Form and Final Subdivisions  
as listed on the Subdivision Memorandum.  
Action taken at the meeting.

The Planning Commission considered the items listed on the attached Subdivision Memorandum and took action as indicated thereon.

AYE: Danze, Dixon, Guerero, Schechter, Shipman, Vier.  
ABSENT: Jagger, Snyder, Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

The meeting adjourned at 7:45 p.m.



Richard R. Lillie, Executive Secretary



[illegible]

TYPE: FINAL SUBDIVISIONS		PLANNING COMMISSION MEMORANDUM						DATE: October 9, 1979 PAGE: 2	
	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES	RECOMMENDATIONS	ACTION
	LOCATION					LOTS	STATUS		
1.	75 08	Convenience Corner Hwy. No. 71 & FM 973						Replaced by CRs-79-171	DISMISS
2.	79 168	T.A.S.S.P. & T.A.S.C. IH 35, South of Woodland Avenue	X	O		0.3036 1	Balance COMPLETE	GRANT APPROVAL	Mr. Danze abstained
3a.	78 307	LaCosta Phase Three-A LaCalma Drive & US 290					Partial Vacation	APPROVAL	
3b.	79 181	LaCosta Phase Three-A1 US Hwy. 290 E. & Calidad Drive	X	C		25.656 5	COMPLETE	APPROVAL	
4a.	77 25	Scenic Brook West Commercial US 290 & St. Hwy. 71					Partial Vacation	DISAPPROVAL	
4b.	79 165	Scenic Brook West Commercial I-A US 290 West and St. Hwy. 71			X Commercial	0.562 1	Balance of Tract - INCOMPLETE	GRANT DISAPPROVAL	
5.	79 170	James Irion III Subdivision No. 1 FM 969, East of Blue Bluff Lane			X Residential	10.05 6	Fiscal - WW: INCOMPLETE	Hardship DISAPPROVAL	Variance Granted
6.	79 144	Grosz Subdivision <i>See 1</i> Yucca Mountain Road			X Residential	3 3	Fiscal - WW: LAGMP INCOMPLETE	Hardship DISAPPROVAL	Variance Granted
7.	79 160	James Byram Subdivision D-K Ranch Road			X Residential	4.55 2	Fiscal - WW: LAGMP INCOMPLETE	Hardship DISAPPROVAL	Variance Granted



[illegible]